



ARCADIS U.S., Inc.
2000 Powell Street #700
Emeryville, CA 94608
Tel 510-652-4500
Fax 510-652-4906

Ms. Carmen Santos
U.S. Environmental Protection Agency, Region 9
Mail Code WST-5
75 Hawthorne Street
San Francisco, California 94105

sent via email only

ENVIRONMENT

Subject:

Draft Cap Inspection Report for the Former Pacific Electric Motors Facility, 1009 66th Avenue, Oakland, California

Dear Ms. Santos:

Date:

October 15, 2013

ARCADIS U.S., Inc. (ARCADIS) has prepared this temporary cap inspection summary letter on behalf of College for Certain, LLC, and Aspire Public Schools (Aspire) for the Former Pacific Electric Motors Facility located at 1009 66th Avenue in Oakland, California (the Site; Figures 1 and 2). This summary report has been prepared in accordance with the requirements of the 2013 Operation and Maintenance Plan for Cap Mitigation Measures prepared for the Site.

Contact:

Ron Goloubow

Phone:

510.596.9550

Email:

ron.goloubow@arcadis-us.com

This letter documents the condition of the cap located at the Site based on the inspection that was conducted by Mr. Ron Goloubow of ARCADIS and Ms. Angela Andrews of Aspire on September 6, 2013. During the inspection, the surface of the cap was visually inspected and photographed for the following criteria:

Our ref:

EM009155.0016

- Differential settlement and surface water ponding
- Erosion, cracking, and damage of the cap and surface disturbances
- Excess vegetation disturbing the integrity of the cap
- Staining or other irregularities found in the cap

General Information

Following the remedial actions and redevelopment of the Site, soil containing polychlorinated biphenyls (PCBs) at concentrations greater than the site-specific cleanup goal of 0.130 milligrams per kilogram remain in soil at the Site. The locations

Imagine the result

where soil contains PCBs at concentrations greater than the site-specific cleanup goal are illustrated on Figure 3. The remedy to mitigate the potential exposure to this soil as described in the PCB Cleanup Completion Report was the on-site containment of PCB-containing soil using engineering controls in the form of a cap placed over site soil. The cap includes the placement of buildings or other barrier materials including, but not limited to, concrete, asphalt, clean fill, or landscaping. The cap that was installed at the Site is summarized on Figure 3 and described below.

Trash Enclosure Area

- Native soil
- 18 inches of cement-treated native soil
- 6 inches of imported aggregate base rock
- 6 inches of Portland cement concrete

Pedestrian Walkway Areas - Concrete

- Native soil
- 18 inches of cement-treated native soil
- 4 inches of imported aggregate base rock
- 4 inches of Portland cement concrete

Vehicle Traffic Areas

- Native soil
- 18 inches of cement-treated native soil
- 10 inches of imported aggregate base rock
- 3 inches of asphalt concrete

Parking Areas

- Native soil
- 18 inches of cement-treated native soil
- 8 inches of imported aggregate base rock
- 2.5 inches of asphalt concrete

Pedestrian Walkway Areas - Asphalt

- Native soil
- 18 inches of cement-treated native soil
- 4 inches of imported aggregate base rock

- 2 inches of asphalt concrete

Landscaped Areas

- Native soil
- 18 inches of cement-treated native soil
- 10 inches of native soil
- 12 inches of imported top soil

Summary of Actions Completed Since the Previous Annual Inspection

No actions (maintenance or repairs) were completed on the cap since it was constructed.

Purpose of Current Annual Inspection

The purpose of the annual inspection is to identify if the following conditions are present at the Site:

- Differential settlement and surface water ponding
- Erosion, cracking, and damage of the cap and surface disturbances
- Excess vegetation disturbing the integrity of the cap
- Staining or other irregularities found in the cap

Annual Inspection Checklist and Field Log

The cap inspection checklist form completed at the time of the inspection is provided in Attachment A. A photo log presenting photos of the temporary cap taken on September 6, 2013 is provided as Attachment B.

Discussion of September 2013 Inspection

Based on the observations made during the inspection conducted on September 6, 2013, the cap was in good condition. No visual evidence of damage, settlement, or surface erosion of the cap was observed during the inspection. No evidence of animal burrows or excess vegetation was observed during the inspection.

Conclusions and Recommendations

Based on the observations made during the inspection, the cap is in good condition and maintenance is not required. ARCADIS recommends that Aspire conduct the next inspection in September 2014.

If you have any questions or comments regarding this report, please feel free to contact me at 510.596.9550 or Ms Angela Andrews at 510.434.5038.

Sincerely,

Ron Goloubow, P.G. (8655)
Principal Geologist

Attachments:

Figure 1 – Site Vicinity Map

Figure 2 – Site Plan

Figure 3 – Site Plan Showing Pavement Plan/Cap and In-Place Soil Exceeding PCB Cleanup Goals

Attachment A: Inspection Form

Attachment B: Photo Log

cc: Angela Andrews - Aspire

Paresh Khatri - Alameda County Department of Environmental Health